



**CITY OF ROCKLIN
MINUTES OF
REGULAR MEETINGS
OF THE
ROCKLIN CITY COUNCIL,
ROCKLIN REDEVELOPMENT AGENCY
AND
ROCKLIN PUBLIC FINANCING AUTHORITY**

OCTOBER 28, 2003

TIME: 7:30 P.M.

www.ci.rocklin.ca.us

PLACE: Council Chambers

3970 Rocklin Road

1. The Regular Meeting of the Rocklin City Council convened at 7:30 p.m. Mayor Kathy Lund presiding.

The Regular Meeting of the Rocklin Redevelopment Agency convened at 7:30 p.m. Chairman Lund presiding.

The Regular Meeting of the Rocklin Public Financing Authority convened at 7:30 p.m. Chairman Lund presiding.

2. Mayor Lund led the Pledge of Allegiance.

3. Roll Call:

Councilmembers: Ken Yorde, Peter Hill, George Magnuson, Brett Storey, Mayor Kathy Lund

Agency Members: Mr. Yorde, Mr. Hill, Mr. Magnuson, Mr. Storey, Chairman Lund

Authority Members: Mr. Yorde, Mr. Hill, Mr. Magnuson, Mr. Storey, Chairman Lund

City Personnel: Carlos A. Urrutia, City Manager

Russell A. Hildebrand, City Attorney

Kent Foster, Director of Public Works

Judy LaPorte, Human Resources Manager

Sherri Abbas, Planning Services Manager

Jon VanDort, RFD

Terry Richardson, Comm. Development Director

Larry Wing, City Engineer

Bill Mikesell, Deputy Fire Chief

Kim Sarkovich, Finance Manager

Pete Guisasola, Chief Building Official

Rex Miller, Director of Administrative Services
Lt. Stuart Davis, RPD
Sandra Davies, City Clerk

Agency & Authority Personnel:

Carlos Urrutia, Executive Director
Rex Miller, Finance Officer
Sandra Davies, Secretary

Commissioners:

Harlin Smith, Mosquito Abatement
Gordon Havens, Redevelopment Advisory

AGENDA REVIEW:

4. Items #5, #6, & #20 to be continued to 11/25/03
Item #22 request for continuance to 11/25/03
Items #26 & #27 to be heard after item #21

Motion to approve the continuance of Item #22 to 11/25/03 by Councilmember Yorde,
seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Yorde, Magnuson, Hill, Storey, Lund
Noes: None
Absent: None
Abstain: None

CONSENT CALENDAR:

5. City Council Special Meeting Minutes of October 9, 2003
6. City Council & Redevelopment Agency Meeting Minutes of October 14, 2003

Council continued items #5 & #6 to 11/25/03.

7. Accounts Paid List of 10/1/03 – 10/15/03
8. Second Reading & Publication: Ordinance No. 876 of the City Council of the City of Rocklin Approving and Adopting Amendment No. 4 to the Redevelopment Plan for the Rocklin Redevelopment Project (1) Eliminating, as to the Original Project Area Only, the Time Limit for Establishing Loans, Advances or Indebtedness to Carry Out the Redevelopment Plan and (2) Extending, as to Both the Original Project Area and the Added Area, the Time Limit on the Effectiveness of the Redevelopment Plan and the Time Limit on the Repayment of Indebtedness and Receipt of Tax Increment Funds

9. Second Reading & Publication: Ordinance No. 877 of the City Council of the City of Rocklin Adding Chapter 5.36 to the Rocklin Municipal Code Relating to Hotels, Motels, Rooming Houses, and Similar Establishments
10. Resolution No. 2003-330 of the City Council of the City of Rocklin Accepting the Public Work Known as Slurry Seal Project: Mission Hills Subdivision, Approving the "Notice of Completion" Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Intermountain Slurry Seal, Inc.)
11. Resolution No. 2003-331 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Amendment No. 3 to the Consultant Services Agreement for the Government Center Master Plan and Police Station Design Services (LPA Sacramento, Inc.)
12. Resolution No. 2003-332 of the City Council of the City of Rocklin Approving a Notice of Exemption (Johnson-Springview Park Tennis Courts Reconstruction)
13. Resolution No. 2003-333 of the City Council of the City of Rocklin Approving Plans and Specifications, Fixing Liquidated Damages, Setting City Manager Change Order Authority, and Calling for Sealed Proposals for Johnson-Springview Park Tennis Courts Reconstruction
14. Resolution No. 2003-334 of the City Council of the City of Rocklin Accepting the Public Work Within Whitney Oaks Development Known as Whitney Oaks Drive Phase III-B Street Improvements, Approving the "Notice of Completion" Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Cal-Stanford Oaks, LLC (SD-98-01 Station 64+00.00 to Station 74+16.46) (A part of Stanford Oaks))
15. Resolution No. 2003-335 of the City Council of the City of Rocklin Accepting the Public Work Within Whitney Oaks Development Known as Park Drive Phase IV-B Street Improvements, Approving the "Notice of Completion" Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Cal-Stanford Oaks, LLC) (SD-98-01 Station 247+00.00 to Station 256+90.77 (A part of Stanford Oaks))
16. Resolution No. 2003-336 of the City Council of the City of Rocklin Declaring Certain City Property as Surplus
17. Resolution No. 2003-337 of the City Council of the City of Rocklin Adjusting the Employer's Contribution Under the Public Employees' Medical and Hospital Act (Amending Resolution No. 2002-359)
18. Resolution No. 2003-338 of the City Council of the City of Rocklin Establishing Appropriate Units as Required by Section 20.4.1 of the City of Rocklin Personnel Rules and Superseding Resolution No. 2003-190
19. Resolution No. 2003-339 of the City Council of the City of Rocklin Amending Exhibits A, C, and E of Resolution No. 2003-189 Relating to Approving Salary and Compensation Schedules and Classification Plan for 2003-2004 Fiscal Year

Motion to approve Consent Calendar items #7 through #19 by Councilmember Magnuson, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Magnuson, Yorde, Hill, Storey, Lund

Noes: None

Absent: None

Abstain: None

SPECIAL PRESENTATIONS:

20. Report on Theatre and Arts Activities by Artist in Residence Connie Omans

Council continued this item to 11/25/03.

CITIZENS ADDRESSING THE COUNCIL:

21. The following citizens expressed their displeasure relating to the manager of their apartment building at Sunset and Blue Oaks and issues of color relating to theft, harassment, maintenance, discrimination, threats against children, and racism. They also mentioned that they get no cooperation from our police department.

- Jordan Jade
- Gilbert Martinez
- Jasmine –unintelligible–

Council explained that:

- the City has no jurisdiction in such matters
- the Police will investigate criminal issues
- the Fair Employment Housing Commission could be contacted
- the Legal Aid organization could be contacted
- the dispute is between owner, manager, & tenants

Council also suggested that letters be written to their Congressman and Senator, and that they speak with Lt. Davis from RPD at the rear of the room.

Mayor Lund called for items #26 & #27 to be heard next.

RESOLUTIONS:

City Manager Carlos Urrutia gave a brief staff report on both items #26 & #27 pointing out that the Certificate amount in both documents should read not to exceed 6.8 million dollars. He further explained that the project was made up of 5 million from Capital Facility Fees, 1.5 million from RDA funds, and 5 million from the Certificate of Participation for the total project cost of 12.5 million with a 15 year term. Craig Hill of Northcross/Hill/Ach, addressed Council questions and stated that the rates would not be set until November 13, 2003.

26. Resolution No. 2003-340 of the City Council of the City of Rocklin Approving Issuance and Sale of Certificates of Participation and Approving Related Documents and Actions

Motion to approve as amended by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Hill, Storey, Magnuson, Yorde, Lund

Noes: None

Absent: None

Abstain: None

PUBLIC FINANCING AUTHORITY:

27. Resolution No. 2003-16 of the Board of Directors of the Rocklin Public Financing Authority Approving Issuance and Sale of Certificates of Participation and Approving Related Documents and Actions

Motion to approve as amended by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Hill, Storey, Magnuson, Yorde, Lund

Noes: None

Absent: None

Abstain: None

PUBLIC HEARINGS:

22. Jiffy Lube Appeal (located off of Stanford Ranch Road in the Plaza at Stanford Ranch, Phase II next to Smog & Go)

Consideration of an Appeal of the Planning Commission Denial of Conditional Use Permit U-2003-08, and Design Review DR-2003-10, entitlements that would have

allowed the construction and operation of an automobile repair facility (Jiffy Lube) in the Stanford Ranch Plaza on Stanford Ranch Road.

NOTE: Applicant has requested a continuance to November 25, 2003.

Council continued this item to November 25, 2003. Please see item #4 above.

23. Community Facilities District No. 1 (18th Annexation)

- A. Resolution No. 2003-341 of the City Council of the City of Rocklin of Annexation of Territory to Community Facilities District No. 1 (18th Annexation), Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors (William Jessup University (U-2003-2))

Mayor Lund opened the Public Hearing. City Manager Carlos Urrutia presented the staff report. There being no public comments, Mayor Lund closed the Public Hearing.

Motion to approve by Councilmember Hill, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Storey, Yorde, Lund
Noes: None
Absent: None
Abstain: None

Mayor Lund called for the results of the election.

City Clerk Sandra Davies read the election results into the record as:

Qualified Landowner Votes	156
Total Vote Cast	156
Number of Yes Votes Cast	156
Number of No Votes Cast	-0-

- B. Resolution No. 2003-342 of the City Council of the City of Rocklin Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien Pertaining to Community Facilities District No. 1 (18th Annexation) (William Jessup University (U-2003-02))

Motion to approve by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Magnuson, Storey, Hill, Yorde, Lund
Noes: None
Absent: None
Abstain: None

24. Resolution No. 2003-343 of the City Council of the City of Rocklin Approving a Loan by the Colorado Educational and Cultural Facilities Authority to the Educational Media Foundation, A California Nonprofit Public Benefit Corporation, for the Tax-Exempt Financing of its Corporate Headquarters Located Within the Boundaries of the City

Mayor Lund opened the Public Hearing. There being no public comments, Mayor Lund closed the Public Hearing.

Motion to approve by Councilmember Hill, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Storey, Yorde, Lund
Noes: None
Absent: None
Abstain: None

25. Rocklin 94 MultiFamily Residential (located approximately 150 feet south of Springview Drive and northwest of the intersection of State Route 65 and the Union Pacific Railroad tracks)

Planning Services Manager Sherri Abbas presented the staff report giving the location and general description of the project, and addressing the issues of parking, school district boundary, biological resources, noise and traffic. She also mentioned the letter received late this afternoon from Gordon Havens relating to three story structures.

A power point presentation was made by representatives of Sixells, LLC. Gregory Thatch, representing Sixells, LLC, stated that they agreed with all of the project conditions and spoke to the issues of the Caltrans negotiations relating to the parking area and the annexation process with the schools.

Council discussed the following issues:

- parking requirements/Caltrans
- emergency access
- lighting in parking area

Mayor Lund opened the Public Hearing.

Gordon Havens, 4035 Kannasto Street, spoke to the issues of access, school annexation, and emergency access for both Rocklin and Roseville public safety equipment.

There being no further public comments, Mayor Lund closed the Public Hearing.

Council made comments relating to the following:

- citizen information being received in a timely matter/not last minute
 - waiver of fees standard condition relating to school facilities
 - fire and police involvement in project review process
 - emergency access from Roseville
 - parking area alignment with Roseville
 - difference between apartments and sale units
 - different types of housing in city and rural areas
 - three story buildings
- A. Resolution No. 2003-344 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts and Mitigation Monitoring Program (Rocklin 94 MultiFamily Residential/PDG-2003-01, SD-2003-03, U-2003-04, DR-2003-04, TRE-2003-22)

Motion to approve by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Hill, Storey, Magnuson, Yorde, Lund
Noes: None
Absent: None
Abstain: None

- B. First Reading & Publication: Ordinance No. 878 of the City Council of the City of Rocklin Approving a General Development Plan for the MultiFamily Residential Parcel Located Approximately 150 Feet South of Springview Drive and Northwest of the Intersection of State Route 65 and the Union Pacific Railroad Tracks (94 Rocklin MultiFamily Residential/PDG-2003-01)

Motion to Read By Title Only by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Hill, Storey, Magnuson, Yorde, Lund
Noes: None
Absent: None
Abstain: None

Motion to approve on First Reading by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Hill, Storey, Magnuson, Yorde, Lund
Noes: None
Absent: None
Abstain: None

- C. Resolution No. 2003-345 of the City Council of the City of Rocklin Approving a Tentative Subdivision Map (Rocklin 94 MultiFamily Residential/SD-2003-03)

Motion to approve including the school condition by Councilmember Hill, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Hill, Yorde, Magnuson, Storey, Lund
Noes: None
Absent: None
Abstain: None

- D. Resolution No. 2003-346 of the City Council of the City of Rocklin Approving a Design Review and Oak Tree Preservation Plan Permit (Rocklin 94 MultiFamily Residential/DR-2003-04 & TRE-2003-22)

Motion to approve by Councilmember Hill, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Storey, Yorde, Lund
Noes: None
Absent: None
Abstain: None

- E. Resolution No. 2003-347 of the City Council of the City of Rocklin Approving a Conditional Use Permit Under Rocklin Municipal Code Section 17.70.020.B (Rocklin 94 MultiFamily Residential/U-2003-04)

Motion to approve by Councilmember Hill, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Hill, Storey, Magnuson, Yorde, Lund
Noes: None
Absent: None
Abstain: None

RESOLUTIONS:

26. See above at item #21.

PUBLIC FINANCING AUTHORITY:

27. See above at item #21.

ORDINANCES:

28. First Reading & Publication: Ordinance No. 879 of the City Council of the City of Rocklin Repealing and Reenacting Chapter 5.24 of the Rocklin Municipal Code Relating to the Transient Occupancy Tax

Motion to Read By Title Only by Councilmember Hill, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Hill, Magnuson, Storey, Yorde, Lund
Noes: None
Absent: None
Abstain: None

Motion to approve on First Reading by Councilmember Magnuson, seconded by Councilmember Storey. Passed by the following roll call vote:

Ayes: Magnuson, Storey, Hill, Yorde, Lund
Noes: None
Absent: None
Abstain: None

REPORTS FROM CITY OFFICIALS:

29. None.

ANNOUNCEMENTS/BRIEF REPORTS:

30. Our request for library funding was rejected by the State.

FUTURE AGENDA ITEMS:

31. Request from Sierra College Board for support of their ballot bond issue.

REDEVELOPMENT AGENCY ACTION:

32. Report from Executive Director – No report.

ADJOURNMENT:

33. Public Financing Authority Meeting adjourned at 8:45 p.m. by Chairman Lund.
34. Redevelopment Agency Meeting adjourned at 8:45 p.m. by Chairman Lund.
35. City Council Meeting adjourned at 8:45 p.m. by Mayor Lund.

City Clerk

APPROVED:

Kathy Lund, Mayor